

## Condie House Deacon Road, Widnes WA8 6EQ

## Serviced Offices – To Let

Rent £275 & £375 per month, plus VAT, inclusive of rent, electricity, heating, buildings insurance etc.



### 14 & 18 sq.m (150 & 194 sq.ft)

Newly refurbished, modern, first floor serviced office accommodation, inclusive of rent, electricity, heating, buildings insurance, etc.

- Newly refurbished to a high standard
- Allocated on-site car parking
- Up to 50mbps wireless broadband available
- 24/7 building access and intercom system for visitors
- Surface mounted LED flat panel lighting throughout
- UPVC double glazing throughout
- Wall mounted power & data cabling
- Gas central heating
- Flexible lease terms available from 6 months
- Simple 4-page licence agreement that can give access within 24 hours
- Easy access, close to junction 7 of the M62, giving access to the wider motorway network

## Location

The offices are located on Deacon Road in the village of Appleton, close to Widnes Town Centre and the busy Kingsway junction connecting Widnes and Runcorn via junction 7 of the M62 Motorway. Warrington lies approximately 5 miles north east, with Liverpool City Centre within approximately 10 miles. Liverpool John Lennon Airport is within 15 minutes' drive and Widnes train station is within 15 minutes' walk.  
(SatNav: WA8 6EQ)

## Description

Newly refurbished office accommodation which forms the first floor of a two storey retail and office property. The property is of traditional brick construction under a flat asphalted roof incorporating a number of roof lights which gives the offices good natural light throughout. The offices benefit from UPVC double glazed window units, wall mounted cabling, communal kitchen area and male and female toilets.

## Ground Floor

Front entrance door leading straight onto stairs to first floor.

## First Floor

Accessed from a communal corridor running through the property. Located on the floor is a communal kitchen area which contains a fridge and male and female toilets.

Suite 4: 13.9sq.m (150sq.ft)

Rent £3,300 per annum (£275 pcm), plus VAT.

Suite 5: 18sq.m (194sq.ft)

Rent £4,500 per annum (£375 pcm), plus VAT.

## Car Parking

Each office comes with one allocated car parking space. Overflow car parking facilities are available in the council owned car park on the opposite side of the road.

## Security

Intercom and door release to the front door linked to all offices.

## Services

Available services include, gas central heating, electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating (tba).

## Rateable Assessment

Rateable Value:

Suite 4 - £910

Suite 5 - £1,150

Business Rates Payable 2022/23:

Suite 4 - £454.09

Suite 5 - £573.85

**NB: You may qualify for 100% Business Rates Relief - please ask for details.**

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

## Licence Terms

Flexible licence agreement, for a term to be agreed, subject to a minimum term of 6 months. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954). (The Landlord may require a Rent Deposit).

## Rent

Inclusive of heating, electricity, cleaning of common areas, metered water, external building repairs and building insurance. The tenant is responsible for the payment of Business Rates (if applicable).

## Telecoms

Telephone handsets are available at a monthly cost of £25 plus VAT per month. Phone rental includes calls to UK landlines and UK mobiles. Calls made to premium rate and overseas numbers may be charged back on a monthly basis.

## Legal Costs

Each party will be responsible for their own legal costs (if any).

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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**(PA3318OFF-16/06/22-Draft.4)**

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